City of Seattle

Department of Construction and Inspections
Nathan Torgelson, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

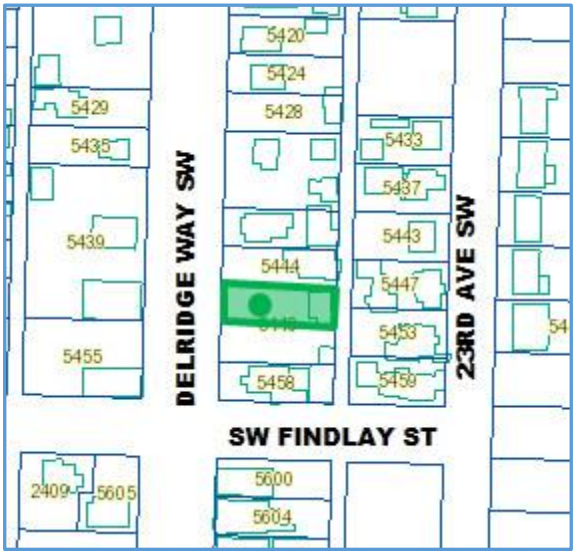
Project Number:	3023902
Address:	5448 Delridge Way SW
Applicant:	Mark Wierenga for David Vandervort Architects
Date of Report:	Tuesday, August 30, 2016
DPD Staff Present:	H. Godard

SITE & VICINITY

Site Zone: Neighborhood Commercial 2, Pedestrian Overlay (NC2P-40)

Nearby Zones: (North) Neighborhood Commercial 2, Pedestrian Overlay (NC2P-40)
(South) Neighborhood Commercial 2, Pedestrian Overlay (NC2P-40)
(East) Lowrise 1 (LR1)
(West) Neighborhood Commercial 2, Pedestrian Overlay (NC2P-40)

Lot Area: 4,800 square feet



Current Development:
Currently the site is developed with a single family residence. There are six trees on site, three are exceptional.

Surrounding Development and Neighborhood Character:
The site is located in a Neighborhood Commercial 2, Pedestrian Overlay (NC2P-40) zone which extends one block to the north and south from the site. Small scale commercial establishments and multifamily residential units are located along Delridge Way SW at this location. There is a small Lowrise 1 (LR1) zone to the east across the alley with multifamily and single family structures. Boren Jr. High School is one block to the south.

Access:
Vehicular access is via the alley and pedestrian access from both the alley and Delridge Way SW.

Environmentally Critical Areas:
No Environmentally Critical Areas are mapped at the site.

PROJECT DESCRIPTION
The project proposal is a mixed use building containing 939 square feet of commercial space with two apartment units above on Delridge Way SW and one single family residence at the rear of the site. At grade parking is proposed for three vehicles under the single family residence. The existing single family structure is proposed to be demolished. One exceptional tree is slated for removal.

PUBLIC COMMENT
The following public comment was received:

- One comment was received during the comment period which strongly suggested that the cedar trees at the front of the site be retained.

All public comments submitted in writing for this project can be viewed using the following link and entering the project number: http://web6.seattle.gov/dpd/edms/

PRIORITIES & BOARD RECOMMENDATIONS
After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

1. **Theme:**

   Retain trees, other plants and habitat as much as possible. Adjust building location to work with existing trees and replant tree canopy on site. Use plants to aid in building privacy for the development and neighboring sites. (CS1-D-1, 2; CS2-D-5)

2. **Theme:**

   Develop a site plan and building plan which creates a recognizable ensemble of entry elements including useable walkways, unique façade composition and building to open space relationships. Move the building to the north and south to take advantage of the side setback adjustments and to the move the building out of the maple tree drip line. (PL1-B, PL3-A-4, DC2-B, DC3-A, DC2-A-1, DC3-C-2, DC3-C-3.)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-D Height, Bulk, and Scale

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Design Guidance, the following adjustment was requested:

1. **Setbacks (SMC 23.47A.014):** The Code requires a 15-foot setback above 13 feet at the alley. The applicant proposes a 12-foot setback above 12 feet at the alley. The applicant's rationale for the departure is to be able to move the building slightly into the required setback to help give more space for the trees that are proposed to be retained in the middle of the site.

   DPD staff indicated they are favorable to the adjustment with more information in the building permit. (DC3-C3, DC2A)

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review nor approval of a design. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (http://web1.seattle.gov/dpd/cams/CamList.aspx) and may also

want to review the MUP information here:
http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm

3. Along with your building permit application, please include a narrative response to the guidance provided in this report.

4. All requested adjustments must be clearly documented in the building permit plans.